

City of San Antonio

2017 Bond Program Development Neighborhood Improvements

Presented by Peter Zanoni, Deputy City Manager and
Co-Chairs, Jim Leonard & Jackie Gorman

City Council B Session – December 14, 2016

PROPOSED 2017-2022

BOND

PROGRAM

City of San Antonio



STREETS,
BRIDGES &
SIDEWALKS

**\$450
Million**



DRAINAGE &
FLOOD CONTROL

**\$144
Million**



PARKS,
RECREATION
& OPEN SPACE

**\$116
Million**



FACILITY
IMPROVEMENTS

**\$120
Million**



NEIGHBORHOOD
IMPROVEMENTS

**\$20
Million**

San Antonio sees sharper rise in housing rental prices than Texas, nation

By Peggy O'Hare, Staff Writer | December 8, 2016 | Updated: December 8, 2016 12:11am

✉ f t p d g+



Photo: WILLIAM LUTHER, Staff / San Antonio Express-News

For a family of 3 earning:

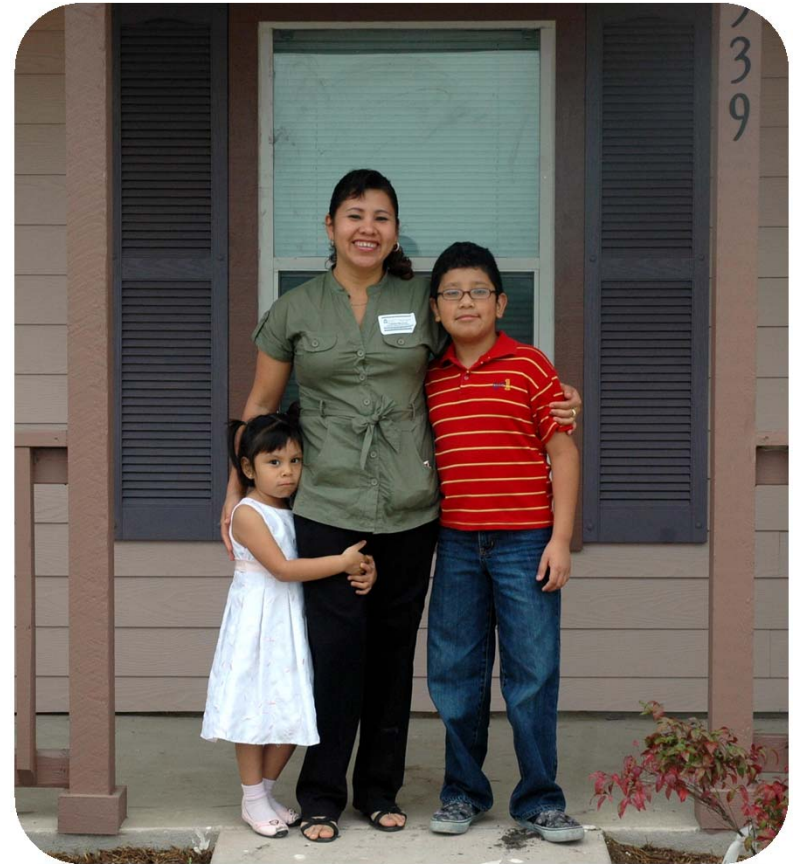
\$44,500

Maximum Housing Expenses:

\$1,112 per month

**Median 3-Bedroom Rent
(including utilities):**

\$1,307



For a family of 3 earning:

\$44,500

Maximum Housing Expenses:

\$1,112 per month

**Maximum Home Purchase
Price:**

\$145,000

**Median Home Sales Price
(2015):**

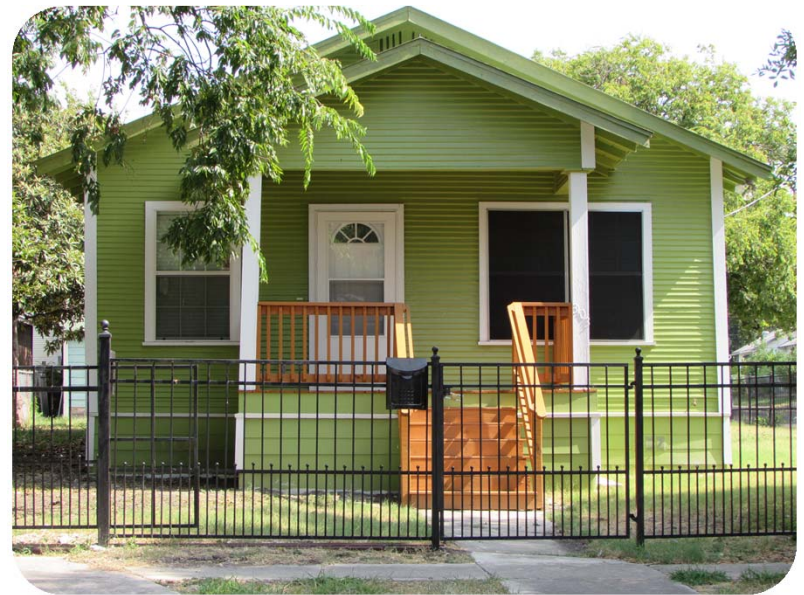
\$165,000





Limited Existing Resources

- HUD-funded recurring programs such as Owner-Occupied Rehab and Minor Repair
- One-time HUD-funded programs such as Choice Neighborhood Initiative and Neighborhood Stabilization Program
- Limited funding from General Fund for housing





Bond Program Funding

- Current City Charter does not allow issuance of General Obligation bonds for housing
- Texas Local Government Code allows City to use its Urban Renewal Agency to deliver bond-funded housing
- Urban Renewal Plan
 - Identify distressed areas for redevelopment





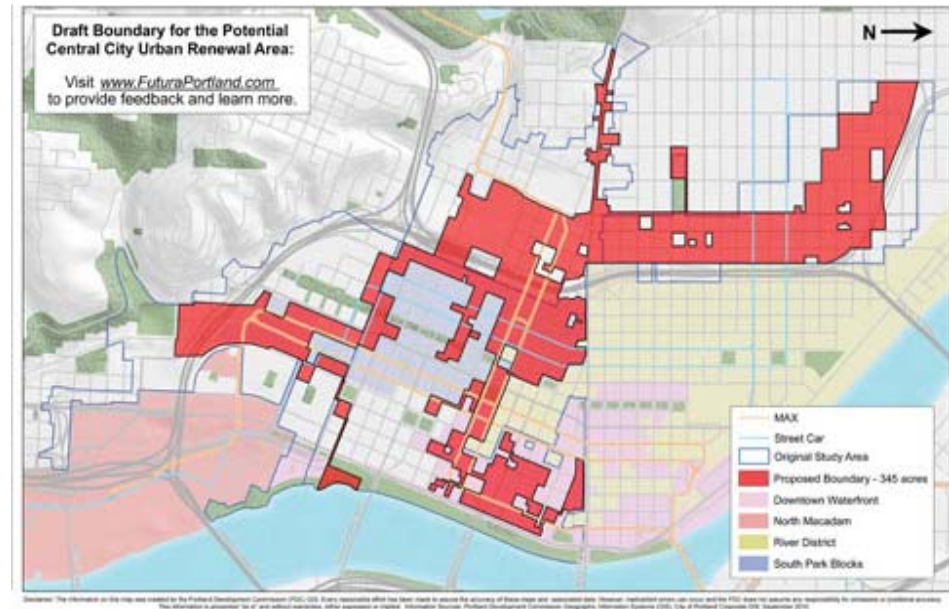
City Urban Renewal Agency

- Office of Urban Redevelopment San Antonio (OUR SA)
- Formerly San Antonio Development Agency (SADA)
- Established by referendum in 1957
- 7 Member Board appointed by Mayor and confirmed by City Council
- Staggered two-year terms
- Currently reports to Center City Development Office (CCDO)



Urban Renewal Plan

- Strategy for redeveloping and revitalizing substandard, distressed areas for redevelopment
- Includes maps of specific areas
- Includes eligible development activities
- Adopted by Council and submitted to Texas Attorney General





Neighborhood Improvements Bond





Neighborhood Improvements Bond





Potential Development Types



**Multifamily
(Apartments
or Condos)**



Single-Family



**Duplex
Triplex
Fourplex**

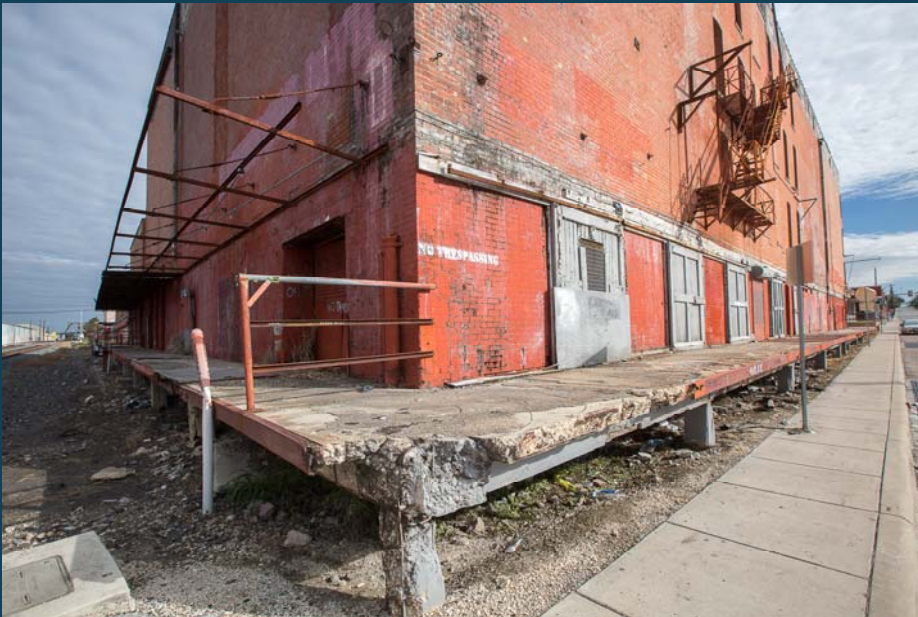


Townhouse



Mixed-Use

Requirements for Distressed Property





Distressed Property





Distressed Property





Who benefits by adding workforce housing?

FIRST-YEAR PUBLIC SCHOOL TEACHER

Starting Salary: \$50,000
Lives with elderly parent and three children



RETIRED POSTAL WORKER

Mean retirement income: \$27,201
Lives with wife who receives no retirement benefits



VETERAN FAMILY

Median Income: \$44,496
Single mother with two children



DENTAL ASSISTANT

Median Income: \$34,773
Single adult living alone



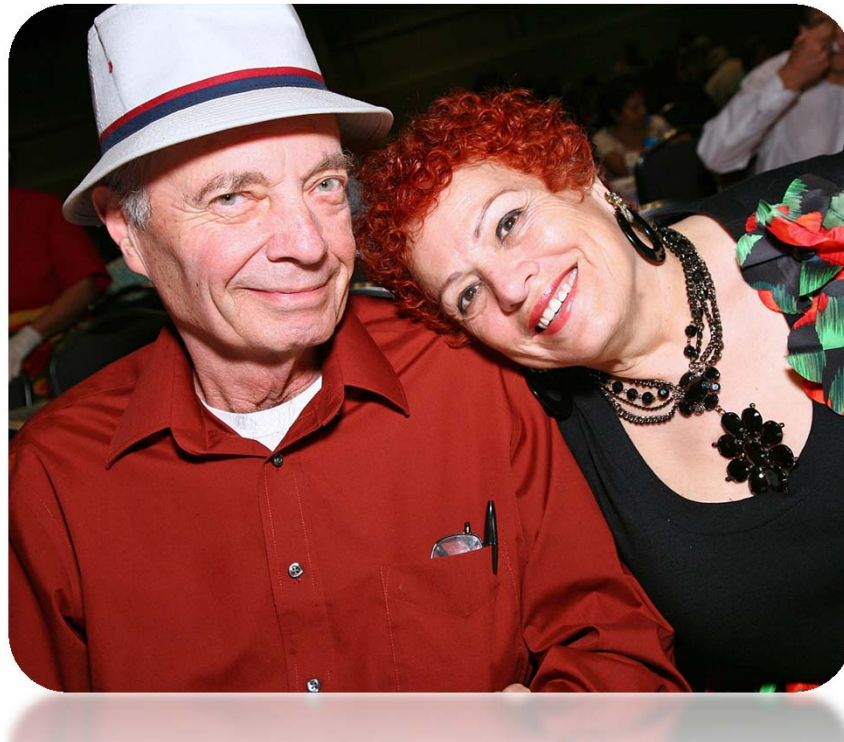


Who benefits by adding workforce housing?





Who benefits by adding workforce housing?



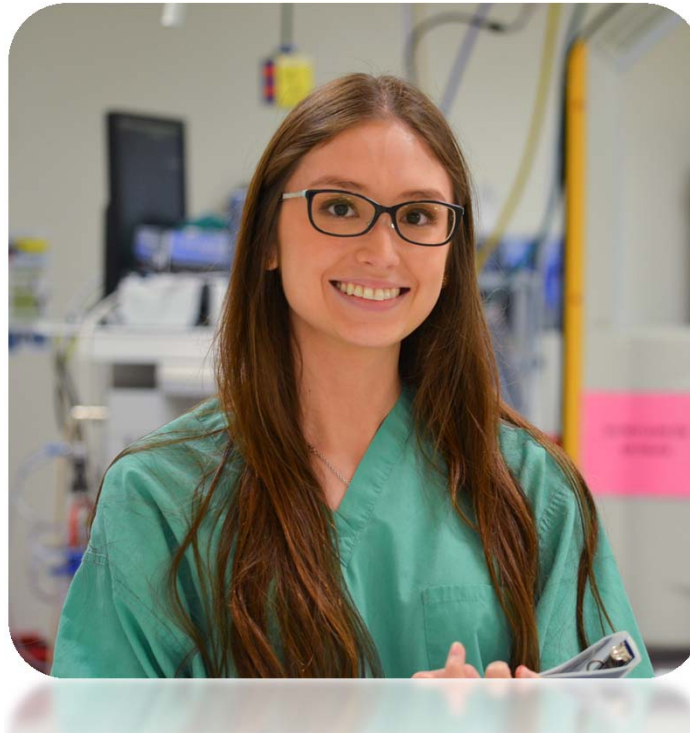


Who benefits by adding workforce housing?





Who benefits by adding workforce housing?



Program Delivery



1

City finds and purchases neglected vacant properties



2

City invests bond funds by demolishing dilapidated buildings, improving streets & sidewalks, and removing hazards



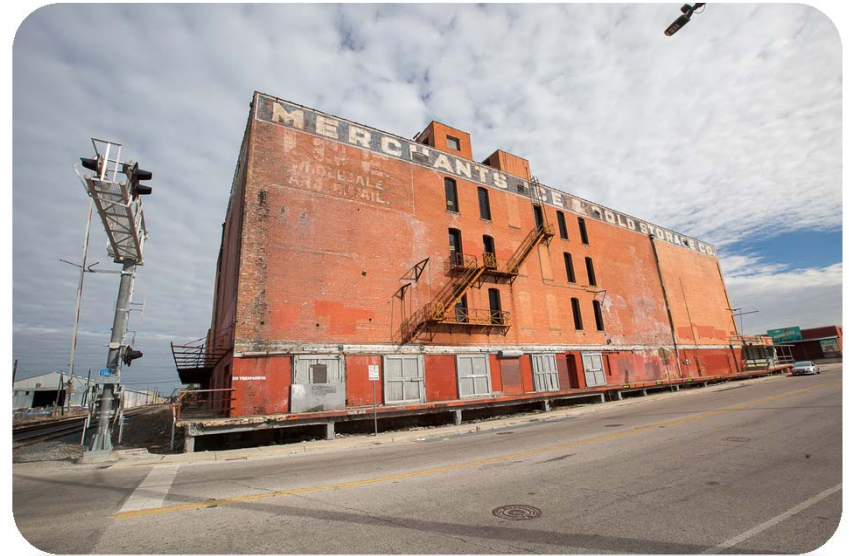
3

Partners buy improved properties and build housing for working families



Program Delivery

- Pilot program
- Participation is voluntary
- No use of eminent domain
- No family displacement/relocation
- City does not construct housing units
- Proceeds from sale reinvested in Neighborhood Improvements program
- Recommended by the Housing Commission
- Will ensure compatibility with surrounding neighborhood





Action Steps Prior to May Election

Oct-Dec

**Community Bond
Committee
Meetings**

Dec 14-15

**Presentation of
Committee
Recommendation
& Council
Approval of Areas**

Jan 18

**Public Hearing on
Urban Renewal
Plan**

Feb 2

**Council Adoption
of Urban Renewal
Plan**

Feb 9

**Council Call for
2017 Bond
Election**



Steps Following May Election

1. Property Acquisition

- Staff recommends properties to acquire
- City Council Housing Committee
- City Council reviews/approves acquisitions
- Urban Renewal Agency acquires properties

2. Development Plan

- Staff recommends projects through RFP process
- City Council Housing Committee
- City Council reviews/approves site readiness/development
- Urban Renewal Agency implements contracts





Example Criteria for Project Development

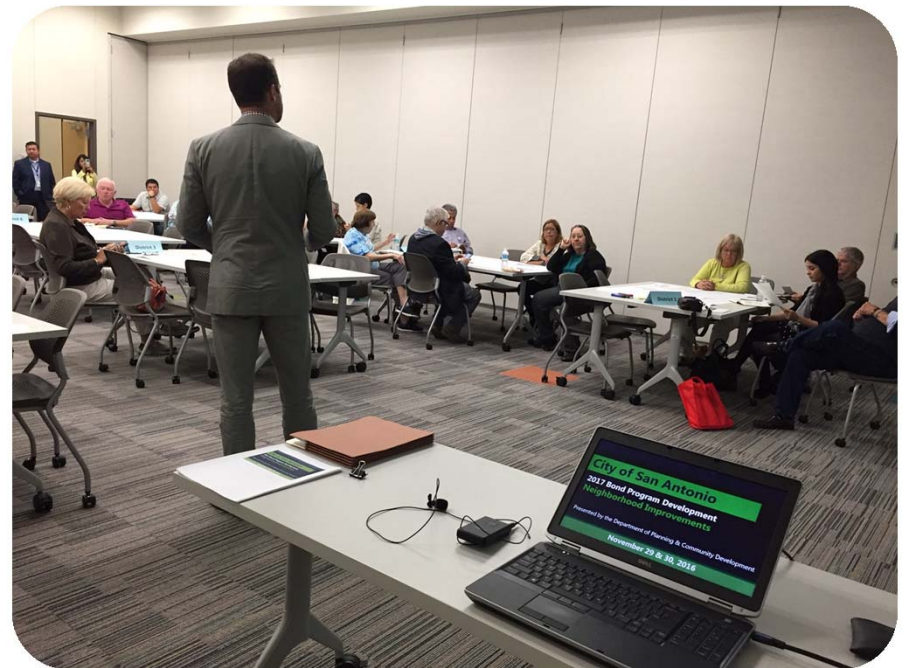
- Purchase price
- Concentrated impact
- Potential for leveraged funding
- Impact on financial gap
- Proximity to City investments and other assets such as schools and employment





Community Engagement

- Meetings with Neighborhood Association Leadership:
11/29 & 11/30
- Meetings with Northwest Neighborhood Alliance, COPS Metro, LISC





Neighborhood Improvements Bond Committee

- 5 meetings, 1 bus tour
- 15 staff-recommended Neighborhood Improvement Areas
- 2 additional Areas added by Committee
- Committee removed 4 Areas, recommended 13 Areas in total
- No Areas recommended in Council Districts 9 & 10
- 11 of 13 Areas located inside Loop 410



Photo Credit: Rivard Report



About the Bond Committee

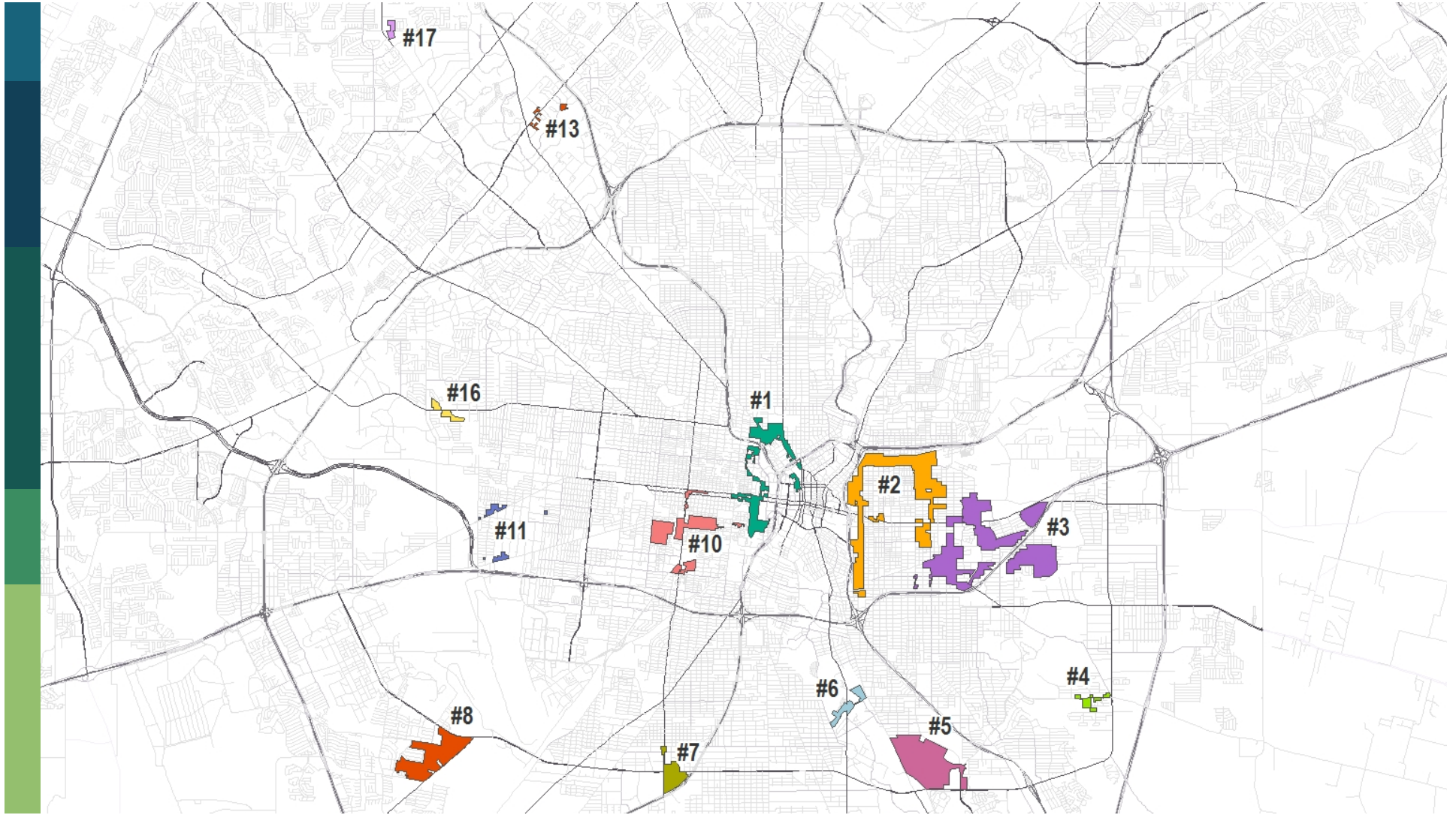




Bond Committee Final Recommendation

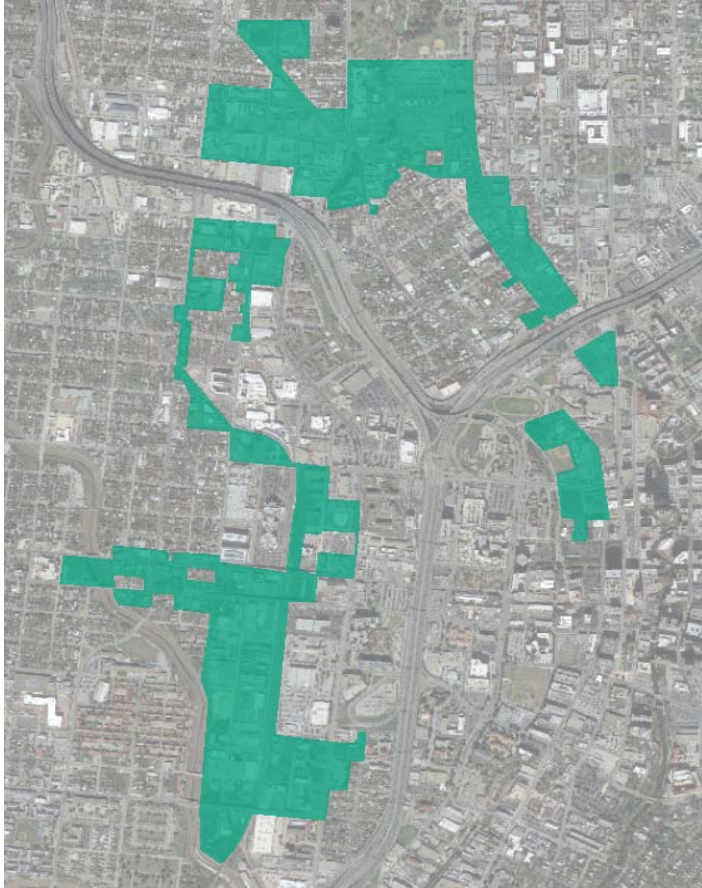
In order of Committee preference:

1. Near West-Five Points (D1, D5)
2. Lincoln Park-Arena District (D2)
3. West Side (D5)
4. Near East (D2)
5. Edgewood (D6)
6. Pearsall (D4)
7. Roosevelt-Mission Reach (D3)
8. East Southcross (D3)
9. Culebra at Callaghan (D7)
10. Southeast (D3)
11. South Park (D4)
12. Oak Hollow (D8)
13. Wurzbach (D8)



1. Near West-Five Points

(Districts 1 & 5)



State Law Criteria

Dilapidated Structures	Inadequate Streets or Access	Unsafe Conditions	Open Land/ Vacant Lots
X	X	X	X

Strategic Criteria 9 of 10 met

- ✓ Within QCT
- ✓ Contains City-Owned Property
- ✓ Contains Other Publicly-Owned Property
- ✓ Within West Side, Houston St, and Midtown TIRZ
- ✓ Accessible to multiple VIA routes
- ✓ Within CBD & Midtown SA Tomorrow Regional Centers
- ✓ Within ICRIP
- ✓ Recommended by Stakeholders
- ✓ No Permanent Residential Displacement Anticipated

Potential Development Types



Single-Family



2/3/4-Plex



Townhouse



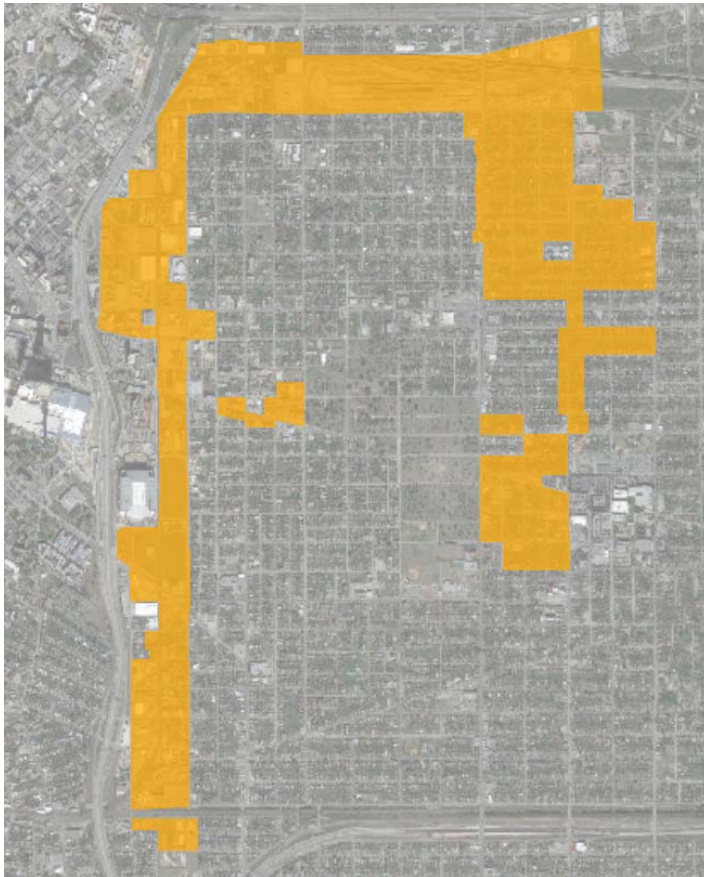
Multifamily



Mixed-Use

2. Near East

(District 2)



State Law Criteria

Dilapidated Structures	Inadequate Streets or Access	Unsafe Conditions	Open Land/ Vacant Lots
X	X	X	X

Strategic Criteria

10 of 10 met

- ✓ Within QCT
- ✓ Contains City-Owned Property
- ✓ Contains Other Publicly-Owned Property
- ✓ Within Inner City TIRZ
- ✓ Accessible to multiple VIA routes
- ✓ Within CBD SA Tomorrow Regional Center
- ✓ Within ICRIP
- ✓ Recommended by City Council Office
- ✓ Recommended by Stakeholders
- ✓ No Permanent Residential Displacement Anticipated

Potential Development Types



Single-Family



2/3/4-Plex



Townhouse



Multifamily



Mixed-Use

3. Lincoln Park-Arena District (District 2)



State Law Criteria

Dilapidated Structures	Inadequate Streets or Access	Unsafe Conditions	Open Land/ Vacant Lots
X	X	X	X

Strategic Criteria 9 of 10 met

- ✓ Within QCT
- ✓ Contains City-Owned Property
- ✓ Contains Other Publicly-Owned Property
- ✓ Within Inner City TIRZ
- ✓ Accessible to multiple VIA routes
- ✓ Within ICRIP
- ✓ Recommended by City Council Office
- ✓ Recommended by Stakeholders
- ✓ No Permanent Residential Displacement Anticipated

Potential Development Types



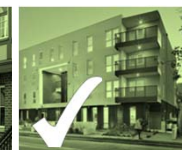
Single-Family



2/3/4-Plex



Townhouse



Multifamily



Mixed-Use

4. East Southcross (District 3)



State Law Criteria

Dilapidated Structures	Inadequate Streets or Access	Unsafe Conditions	Open Land/Vacant Lots
X			X

Strategic Criteria 4 of 10 met

- ✓ Accessible to multiple VIA routes
- ✓ Within ICRIP
- ✓ Recommended by City Council Office
- ✓ No Permanent Residential Displacement Anticipated

Potential Development Types



Single-Family

2/3/4-Plex

Townhouse

Multifamily

Mixed-Use

5. Southeast

(District 3)



State Law Criteria

Dilapidated Structures	Inadequate Streets or Access	Unsafe Conditions	Open Land/Vacant Lots
			X

Strategic Criteria

8 of 10 met

- ✓ Within QCT
- ✓ Contains City-Owned Property
- ✓ Contains Other Publicly-Owned Property
- ✓ Within Brooks City-Base TIRZ
- ✓ Accessible to multiple VIA routes
- ✓ Within Brooks SA Tomorrow Regional Center
- ✓ Recommended by Stakeholders
- ✓ No Permanent Residential Displacement Anticipated

Potential Development Types



Single-Family



2/3/4-Plex



Townhouse

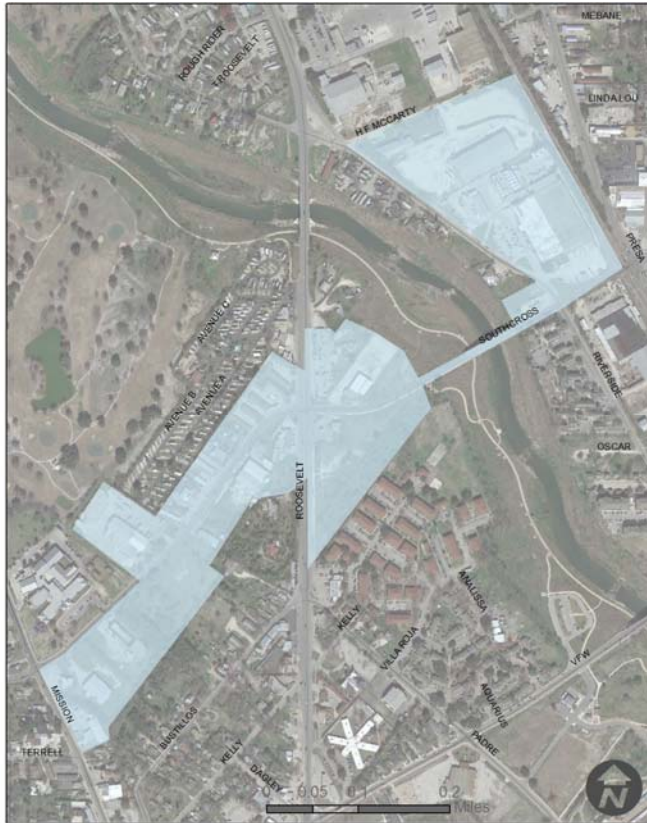


Multifamily



Mixed-Use

6. Roosevelt-Mission Reach (District 3)



State Law Criteria

Dilapidated Structures	Inadequate Streets or Access	Unsafe Conditions	Open Land/Vacant Lots
X		X	X

Strategic Criteria 7 of 10 met

- ✓ Within QCT
- ✓ Within Mission Drive-In TIRZ
- ✓ Accessible to multiple VIA routes
- ✓ Within ICRIP
- ✓ Recommended by City Council Office
- ✓ Recommended by Stakeholders
- ✓ No Permanent Residential Displacement Anticipated

Potential Development Types



7. South Park

(District 4)



State Law Criteria

Dilapidated Structures	Inadequate Streets or Access	Unsafe Conditions	Open Land/ Vacant Lots
	X		X

Strategic Criteria 3 of 10 met

- ✓ Accessible to multiple VIA routes
- ✓ Within ICRIP
- ✓ No Permanent Residential Displacement Anticipated

Potential Development Types





State Law Criteria

Dilapidated Structures	Inadequate Streets or Access	Unsafe Conditions	Open Land/Vacant Lots
	X		X

Strategic Criteria

- ✓ Accessible to VIA bus route
- ✓ Recommended by City Council Office
- ✓ No Permanent Residential Displacement Anticipated

Potential Development Types



Single-Family



2/3/4-Plex



Townhouse

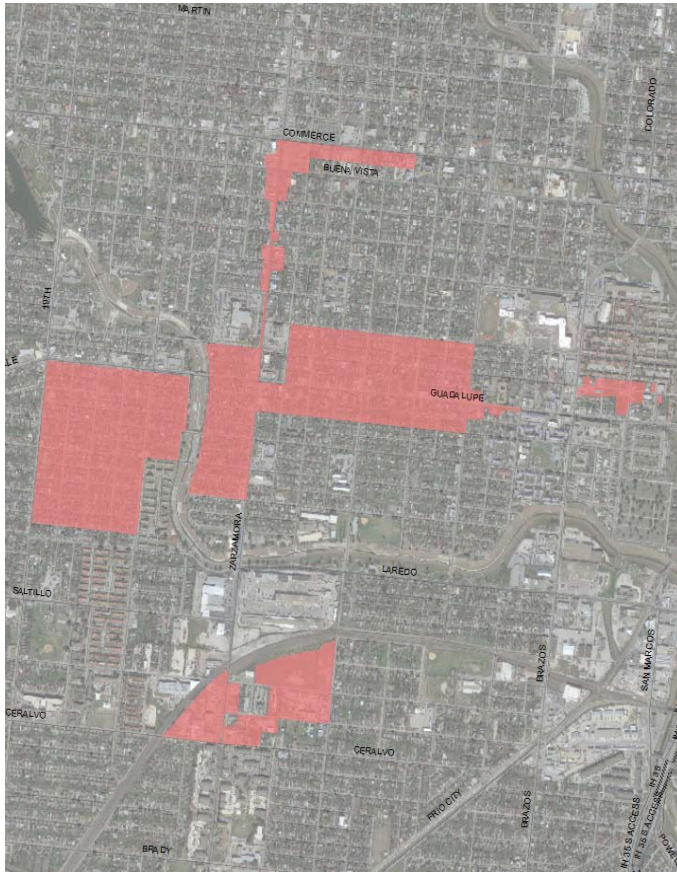


Multifamily



Mixed-Use

10. West Side (District 5)



State Law Criteria

Dilapidated Structures	Inadequate Streets or Access	Unsafe Conditions	Open Land/Vacant Lots
X	X		X

Strategic Criteria 8 of 10 met

- ✓ Within QCT
- ✓ Contains City-Owned Property
- ✓ Contains Other Publicly-Owned Property
- ✓ Within West Side TIRZ
- ✓ Accessible to multiple VIA routes
- ✓ Within ICRIP
- ✓ Recommended by Stakeholders
- ✓ No Permanent Residential Displacement Anticipated

Potential Development Types



Single-Family



2/3/4-Plex



Townhouse



Multifamily



Mixed-Use

11. Edgewood (District 6)



State Law Criteria

Dilapidated Structures	Inadequate Streets or Access	Unsafe Conditions	Open Land/Vacant Lots
X			X

Strategic Criteria 4 of 10 met

- ✓ Within QCT
- ✓ Accessible to multiple VIA routes
- ✓ Within ICRIP
- ✓ No Permanent Residential Displacement Anticipated

Potential Development Types



Single-Family

2/3/4-Plex

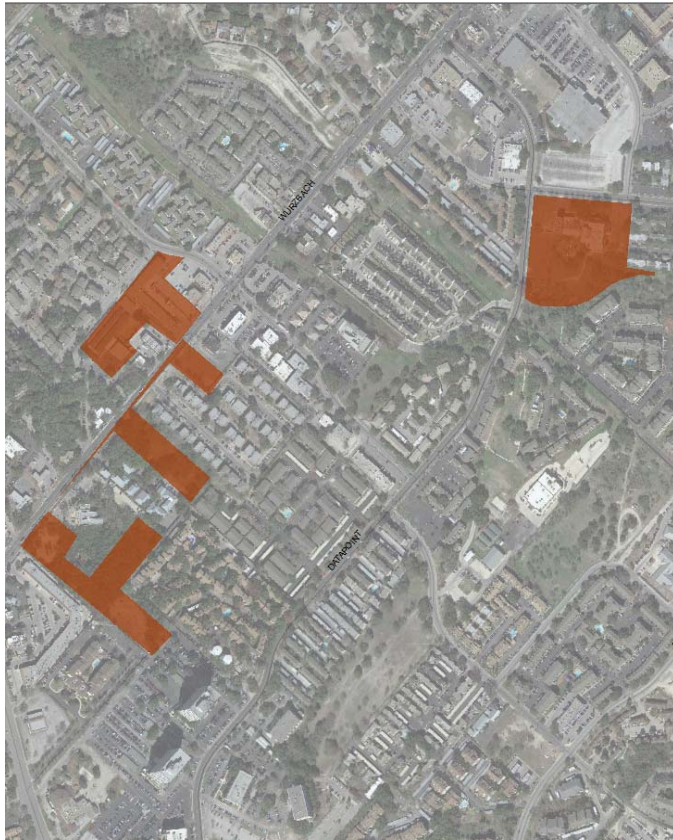
Townhouse

Multifamily

Mixed-Use

13. Wurzbach

(District 8)



State Law Criteria

Dilapidated Structures	Inadequate Streets or Access	Unsafe Conditions	Open Land/Vacant Lots
X			X

Strategic Criteria

6 of 10 met

- ✓ Within QCT
- ✓ Accessible to multiple VIA routes
- ✓ Within Medical Center SA Tomorrow Regional Center
- ✓ Within ICRIP
- ✓ Recommended by Stakeholders
- ✓ No Permanent Residential Displacement Anticipated

Potential Development Types



16. Culebra at Callaghan (District 7)



State Law Criteria

Dilapidated Structures	Inadequate Streets or Access	Unsafe Conditions	Open Land/Vacant Lots
			X

Strategic Criteria 4 of 10 met

- ✓ Within QCT
- ✓ Contains City-Owned Property
- ✓ Accessible to multiple VIA routes
- ✓ No Permanent Residential Displacement Anticipated

Potential Development Types



Single-Family 2/3/4-Plex Townhouse Multifamily Mixed-Use

17. Oak Hollow

(District 8)



State Law Criteria

Dilapidated Structures	Inadequate Streets or Access	Unsafe Conditions	Open Land/Vacant Lots
X	X	X	X

Strategic Criteria 2 of 10 met

- ✓ Recommended by Council Office
- ✓ Recommended by Stakeholders

Potential Development Types



Single-Family



2/3/4-Plex



Townhouse



Multifamily



Mixed-Use

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